

# CITY COUNCIL REPORT



MEETING DATE: August 26, 2003

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

### Camelback Rezone

## REQUEST

Request for approval

1. To rezone from Single Family Residential (R1-7) to Service Residential (S-R) on a 19,950 square feet area located at 7536, 7542 & 7548 E Camelback Road.

2. To adopt Ordinance No. 3522 affirming the above rezoning.

**4-ZN-2003**

### Key Items for Consideration:

- The rezoning request is consistent with the pattern of service-residential office zoning uses west of Miller on the north side of Camelback Road.
- The existing dwellings on the site will transition from residences to businesses and professional offices allowed by the S-R district zoning.
- Single-family residences are located north of the site, across the alley.
- The Planning Commission recommends approval, 7-0.

### Related Policies, References:

- This proposal is compatible with the General Plan.
- The proposed zoning district serves to buffer residential areas from heavily traveled streets.

## OWNER

Mindy Dow Productions

## APPLICANT CONTACT

Tom Rief  
Land Development Services  
480-946-5020

## LOCATION

7536, 7548 and 7542 E Camelback Rd

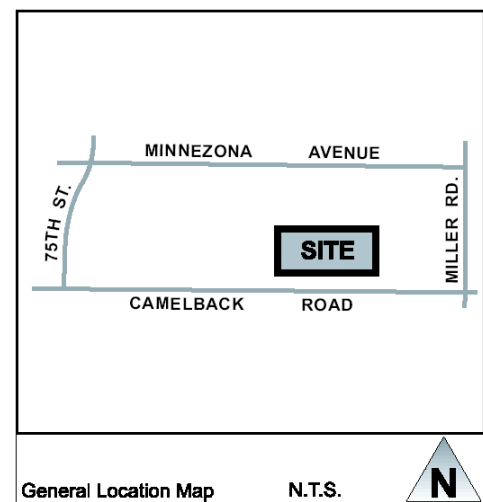
## BACKGROUND

### History:

The site involves Lots 3-5 of the 82-lot Scottsdale Terrace subdivision, which was platted in 1956 as R1-7 district zoning. The southerly 15 lots of the subdivision, adjacent to Camelback Road, have converted in several stages to S-R district zoning to provide for small office use.

### Zoning.

The site is currently zoned Single Family District (R1-7) and is proposed to be



rezoned to Service Residential District (S-R). The S-R zoning district allows for single-family residences and business and professional offices. The S-R district acts as a transitional zone to buffer low density residential uses from more intense land uses and districts, as well as heavily traveled transportation routes.

**General Plan.**

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium- to small-lot, single-family neighborhoods and subdivisions, as well as small areas of supporting non-residential use.

**Context.**

The parcels are located west of Miller Road on the north side of Camelback Road. The surrounding property along Camelback Road, east and west of the site, is zoned Service Residential District (S-R). Properties north of the site, in the Scottsdale Terrace subdivision, are zoned Single Family (R1-7) District. The properties south of the site and across Camelback Road (closed Mobil Service Station and Miller Camelback Plaza) are zoned Highway Commercial (C-3) and Planned Neighborhood Center (PNC) respectively.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The goal of this request is to rezone three (3) single-family lots from a Single Family Residential (R1-7) to a Service Residential (SR) District. These three are the last remaining of 15 lots from Miller Road on the east to just east of 75<sup>th</sup> Street, to be rezoned to the Service Residential (S-R) District. Each of the approximate 6,580 square-foot lots contains an existing single-story residence. The purpose of the rezoning request is to convert these existing dwellings to businesses and professional offices, which are allowed under the S-R district zoning.

**Development Information.**

- *Existing Use:* single family residential
- *Buildings/Description:* 3 single family dwellings
- *Parcel Size:* 3 residential lots of approximately 6,580 sq. ft. (70 x 94 ft.) each
- *Building Height Allowed:* 18 ft.
- *Existing Building Height:* 18 ft. maximum
- *Floor Area:* approximately 1,585 sq. ft. each dwelling
- *Parking:* 16 spaces are required, 20 are provided.
- *Other:* existing access to Camelback Road and the alley at the rear of the lots

IMPACT ANALYSIS

**Traffic.**

A trip generation comparison analysis has been completed for this site. At a projected 137 vehicle trips per day, including 29 trips in the AM peak hour

and 30 trips in the PM peak hour, this site is not considered a significant generator of traffic. All vehicular traffic will access the site from the alley at the rear. Impact on the adjacent residential lots is not significant.

Widening will be provided for Camelback Road and the rear alley as part of this project. Sidewalks will be provided adjacent to Camelback Road

**Water/Sewer.**

Water and sewer services are currently available to these lots; capacities are sufficient to accommodate the proposed use of the lots.

**Police/Fire.**

Rural Metro has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access.

**Open space, scenic corridors.**

Camelback Road does not contain a scenic corridor. The individual lots provide sufficient open space to meet the requirements of the S-R district, which is 24% of the lot areas or approximately 1,400 square feet per lot.

**Policy implications.**

With this rezoning request, all lots that front along Camelback Road from Miller Road to just east of 75<sup>th</sup> Street will be designated under the S-R district. The S-R district fulfills the purpose of establishing a transition zone buffer between low-density residential uses and more intensive uses, particularly along heavily traveled transportation routes. Development standards and limited uses contained in the S-R district are intended to protect adjacent residential uses. The site is not located within the Downtown Overlay.

**Community involvement.**

Over ninety (90) letters were mailed by the applicant to property owners within 750 feet of the site. A Project Under Consideration sign was posted on the site and display ads were run in the AZ Republic and Scottsdale Tribune; project information was also posted on the applicant's website. The applicant held two (2) public open house meetings on April 3 and May 6, 2003. Three (3) and six (6) persons attended the open houses respectively. No objections have been received regarding this proposal, and one (1) letter of support has been received. Staff has received one (1) phone inquiry requesting more information on the case.

**Community Impact.**

The proposed use is similar in character and compatible with the adjacent uses along the Camelback frontage.

OTHER BOARDS AND  
COMMISSIONS

**Planning Commission.**

This case was heard at the Planning Commission on June 11, 2003 on expedited agenda. No Citizen Comment Cards were received. The Planning Commission inquired of staff whether the alley at the rear of the site was adequate to accommodate traffic associated with the proposed Service Residential use. Staff replied that as part of the case, the developer is required to widen the alley from the current 16-foot width to 20 feet, along with

expanded paving. Staff indicated that the additional width and improvements would be sufficient to accommodate traffic associated with this use.

The Planning Commission recommends approval, 7-0.

RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.	
RESPONSIBLE DEPT(S)	<b>Planning and Development Services Department</b> Current Planning Services	
STAFF CONTACT(S)	Al Ward Senior Planner 480-312-7067 E-mail: <a href="mailto:award@ScottsdaleAZ.gov">award@ScottsdaleAZ.gov</a>	Randy Grant Chief Planning Officer 480-312-7995 E-mail: <a href="mailto:rgrant@ScottsdaleAZ.gov">rgrant@ScottsdaleAZ.gov</a>

APPROVED BY

Kroy Ekblaw	Date
General Manager, Planning & Development Services Department	

Ed Gawf	Date
Deputy City Manager	

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
- 4A. Proposed Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. June 11, 2003 Planning Commission Minutes
10. Ordinance No. 3522
  - Exhibit 1. Stipulations
  - Exhibit 2. Zoning Map
11. Existing Conditions Map
12. Site Plan

# **Camelback Rezoning:** **7536, 7542 & 7548**

(Rezone from R1-7 to S-R)

## **PROJECT NARRATIVE**

This request is to rezone 3 existing single-family lots fronting Camelback Road between Miller & 75<sup>th</sup> Street to allow for professional office uses. These are the last remaining single-family zoned lots along this section of Camelback Road. The owners would like to rezone the property to Service Residential (S-R) to allow for professional office uses in the future.

This application complies with the City's General Plan. The Land Use Element of the General Plan designates this area as Category 14, Residential at 2-4 dwelling units per acre. Use of a residential nature; churches, schools, and professional offices described as "service residential" are consistent with the Land Use Plan for this area.

These properties are currently developed as single-family homes. The request is for rezoning from single family residential to Service Residential on the three existing residences. All other lots fronting Camelback Road between Miller Road and Scottsdale Road have previously been approved as Service Residential. Adjacent zoning consists of; S-R to the east and west, C-3 & PNC to the south and R1-7 across the alley to the north.

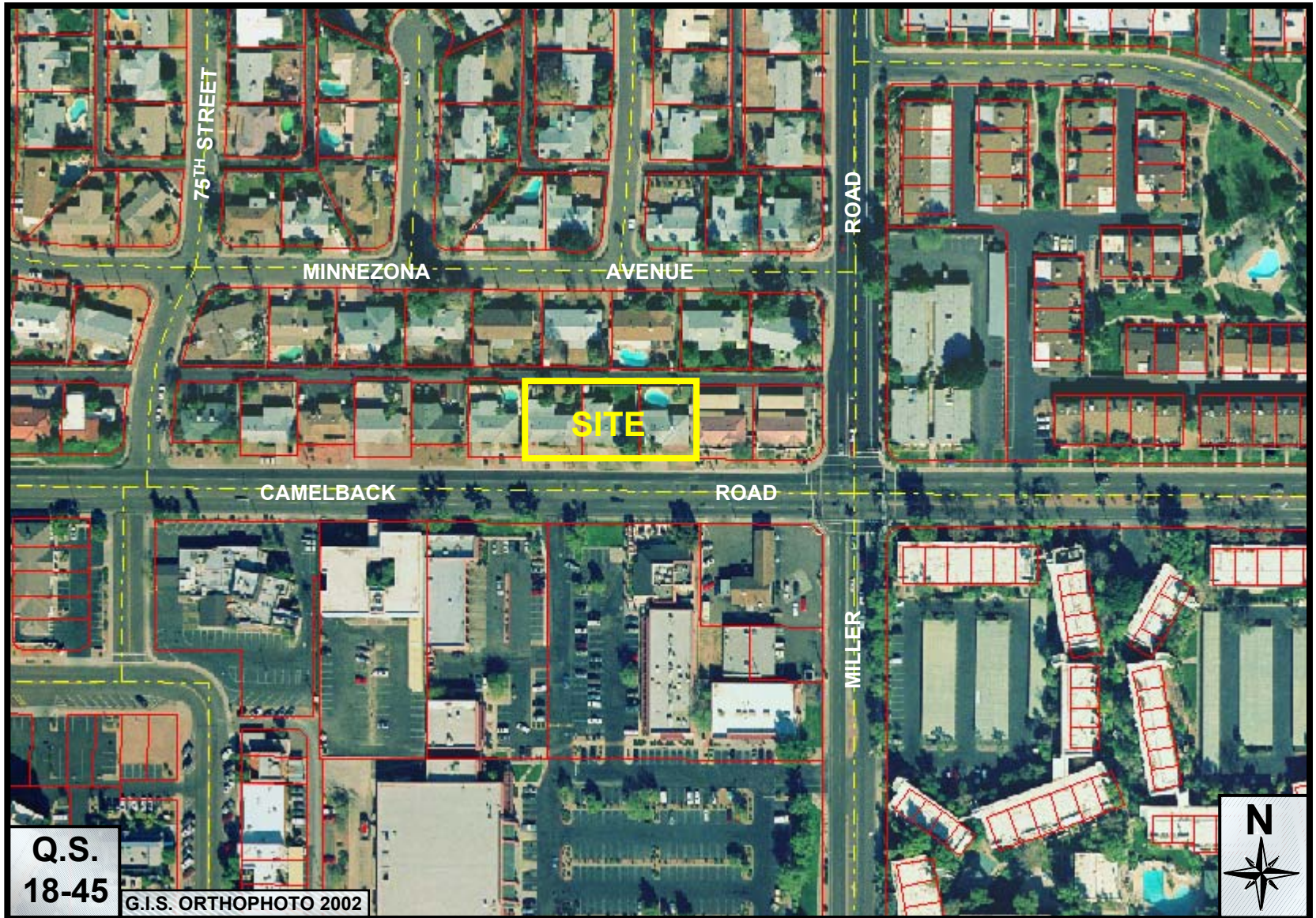
As part of the Scottsdale Terrace subdivision, the R1-7 zoning was appropriate for the lots fronting Camelback Road in the 1960's. Since that time the arterial character of Camelback Road, high traffic volumes and commercial uses on the south side has made this street less desirable for residential use. The owners plan to retain the residential character of the buildings. The residential use of the property will remain until such time as the needs of the owner's changes. At that time, the buildings may be renovated to allow for office uses. Parking will be provided in the back with access off the alley. Landscape and sidewalk improvements will improve the appearance and safety of the properties and provide an excellent buffer for the existing residential development to the north. Detailed Ordinance requirements will be provided for review and approval by the City's Development Review Board when these properties convert to the office use.

We have initiated the required Citizen Participation Plan, a copy of which has been submitted with this application. Over 90 letters were sent out to neighboring property owners informing them of this application. Our first open house was held on April 3, 2003. At the time of writing this narrative, we have received no opposition to this application. We believe the requested S-R use is appropriate for this location.

April, 2003

ATTACHMENT #1





Camelback Rezone

4-ZN-2003

ATTACHMENT #2





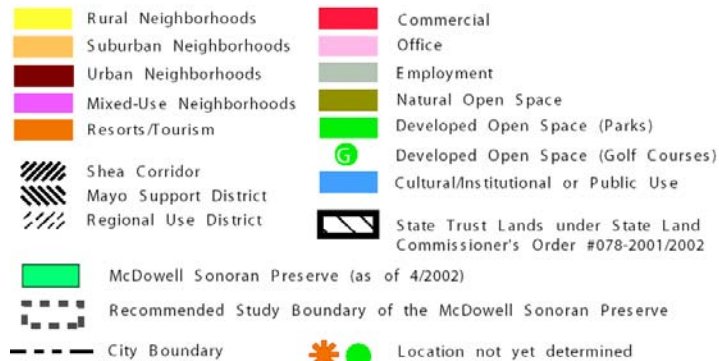
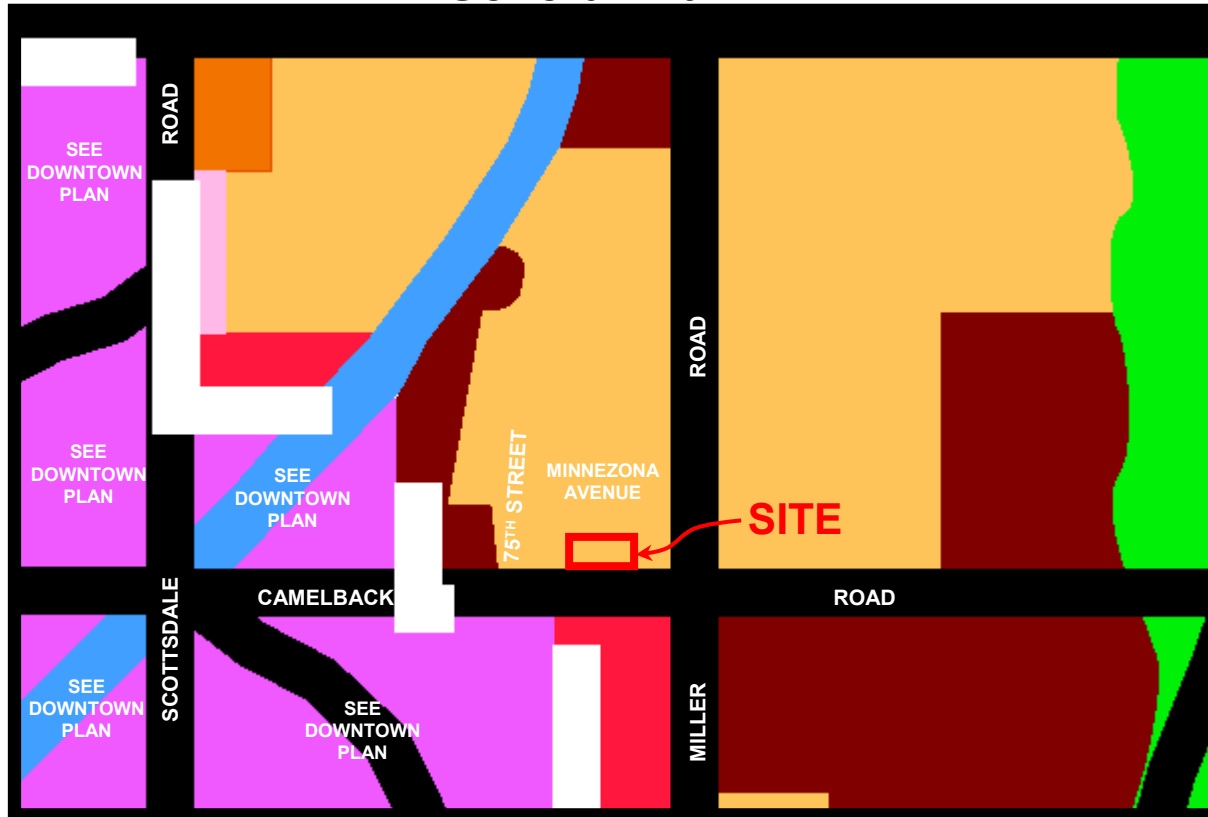
Camelback Rezone

4-ZN-2003

ATTACHMENT #2A

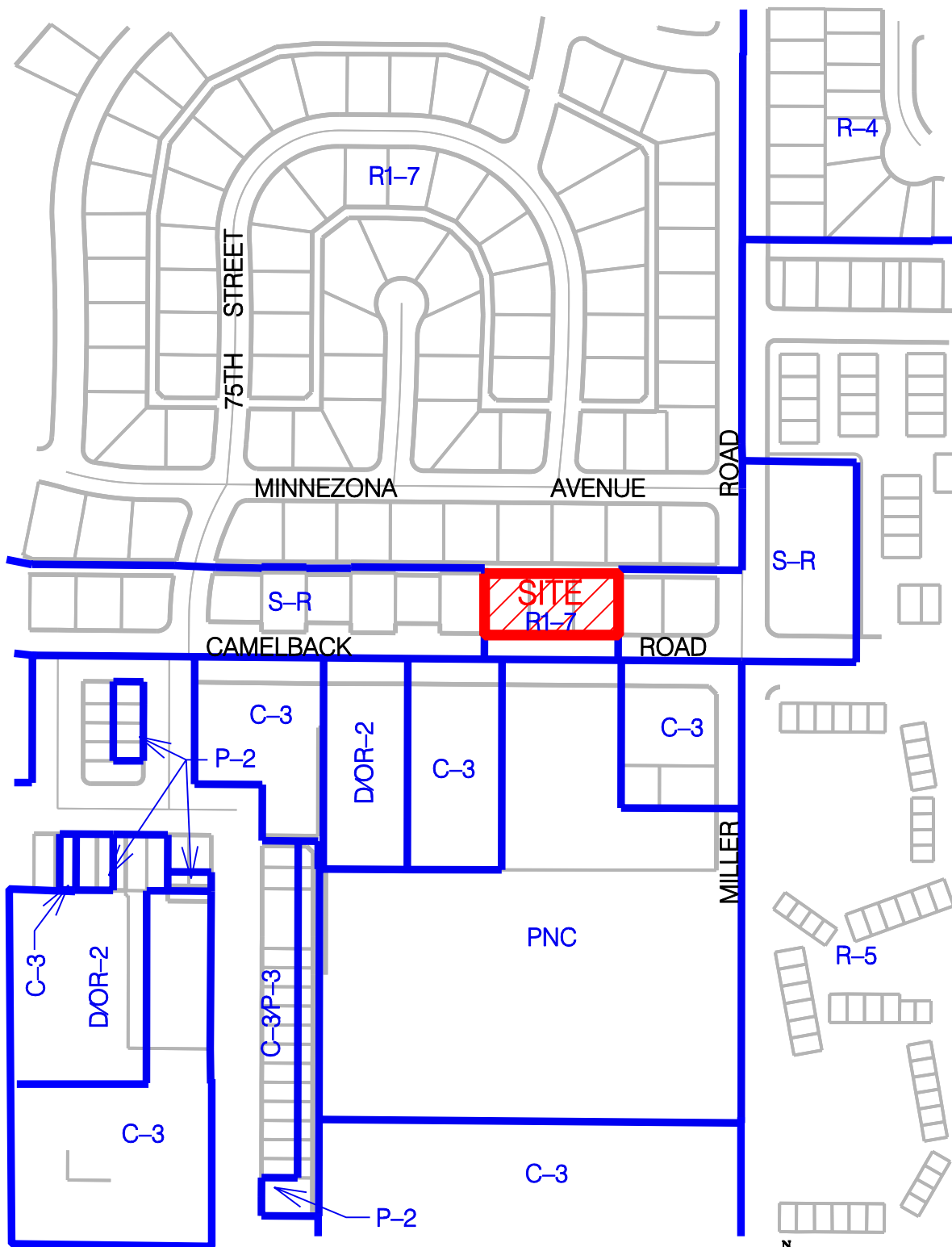


# General Plan

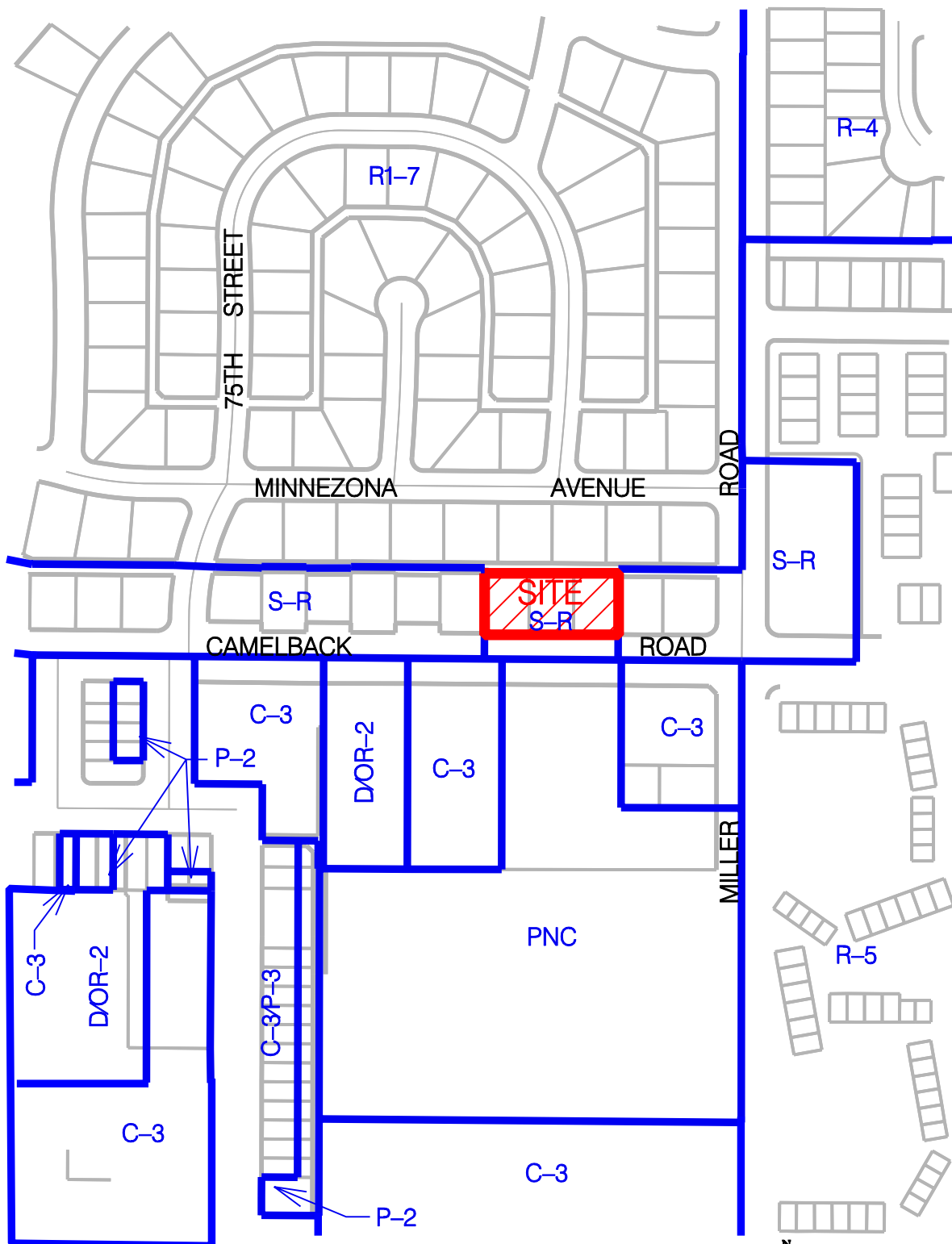


**4-ZN-2003**  
**ATTACHMENT #3**

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of April 2, 2002



4-ZN-2003



4-ZN-2003

## STIPULATIONS FOR CASE 4-ZN-2003

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall be in conformance with the site plan submitted by Land Development Services and dated April 21, 2003, with respect to the general location of access, pedestrian circulation, and open space. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. Prior to conversion to non-residential use, each parcel shall be subject to DRB approval.

### ENVIRONMENTAL DESIGN

1. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be ten (10) feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the provisions of the outdoor lighting standards contained in the Scottsdale Zoning Ordinance.

### CIRCULATION

1. STREET CONSTRUCTION. Before any certificate of occupancy is issued for the site, the developer, at its expense, shall dedicate the following right-of-way and construct the following improvements:

Street Name/Type	Dedications	Improvements	Notes
Camelback Road	45-foot half (40-foot existing)	Sidewalk	See Notes "A" and "B"
Alley	20-foot full (16-foot existing)	Half alley	See Note "C"

#### Notes:

- A. The developer shall provide a five-foot wide sidewalk along Camelback Road, a minimum distance of four feet away from back-of-curb. This new sidewalk shall match and connect to the existing sidewalk on the east (7552 E. Camelback), then brought away from the back-of-curb a minimum distance of four feet.
  - B. The developer shall remove the existing driveways along the Camelback Road frontage and replace them with curb and gutter to match the existing street improvements.
  - C. The rear parking area improvements for each parcel shall extend into the alley as necessary to provide a continuous paved surface.
2. ACCESS RESTRICTIONS. Before any certificate of occupancy is issued for the site, the developer, at its expense, shall dedicate the necessary right-of-way, as determined by City staff, and construct the following access to the site. Access to the site shall conform to the following restrictions:
    - A. Camelback Road - The developer shall dedicate a one-foot wide vehicular non-access



easement on this street. Vehicular access to the site shall not be from Camelback Road, but shall be from the alley.

#### DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to City staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - A. Identify locations of stormwater runoff entering and exiting the site, and calculate the 100-year peak discharge for a pre-versus-post development comparison.
  - B. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage basins.
2. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless City staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
  - A. If applicable, the developer shall submit to the City's One-Stop Shop a Request for Waiver Review form, which shall:
    - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
    - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to City staff approval.
  - B. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained the waiver approval.

## **ADDITIONAL INFORMATION FOR CASE 4-ZN-2003**

### **PLANNING/DEVELOPMENT**

1. All vehicular access shall be from the rear alley access.
2. All parking shall be relocated to those parking areas provided for off the rear alley access.
3. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. signage,
  - d. site improvements including landscaping and revegetation.

### **ENGINEERING**

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the City to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to, the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. CITY CONTROL OF ACCESS. The City retains the right to modify or void access within City right-of-way. The City's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.



OLSSON ASSOCIATES

LANDSCAPE ARCHITECTURE • PLANNING • ENGINEERING • ENVIRONMENTAL  
TRANSPORTATION • MECHANICAL/ELECTRICAL • CIVIL/MUNICIPAL

22 April 2003

Mr. Tom Rief  
Land Development Services  
Suite 5  
4413 North Saddlebag Trail  
Scottsdale, Arizona 85251  
FAX (480) 946-5041

**Ref.: Trip Generation Comparison - Camelback, West of Miller  
Rezoning of 7536, 7542 and 7548 East Camelback Road  
OA #2003-0378**

Dear Mr. Tom Rief:

This letter provides the procedures and calculations for the trip generation comparison for the above referenced project. The three properties are currently zoned R1-7 (single-family residential) and the proposed zoning is S-R (service residential).

According to Section 5.1101 of the Municipal Code for the City of Scottsdale, service residential is "a district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume of direct daily customer contact. Secondly, this district provides for medium density residential. This district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes."

The estimated trip generation for the existing and proposed zoning was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 6<sup>th</sup> Edition, published in 1997. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from proposed developments. The traffic data are provided for 136 different categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category.

For the existing zoning, R1-7, the ITE land use category 'single-family residential' was used. Four independent variables are available for this land use category to predict trips: dwelling unit, persons, vehicles, and acres. All four have excellent statistical attributes and therefore are acceptable for use. The most easily determined independent variable for typical proposed residential projects is either the number of dwelling units or the number of acres. Dwelling units is the independent variable used for this analysis.

For the 'single-family' land use category, average trip generation rates and trip generation equations are both provided. From a review of the trips estimated by the equations, it was concluded that the equations are not suitable to use for a small project size such as three (3) dwelling units. The average study size in the *Trip Generation* report for 'single-family' is approximately 200 dwelling units. The average rate is a more appropriate method when estimating for only a few dwelling units. Therefore, the trips for the existing zoning were estimated using the average rates.

The proposed zoning for the three (3) properties is S-R (service residential). There are several possible S-R uses including business and professional offices, animal hospitals, medical or dental offices, craft or teaching studios, municipal uses, pharmacies, churches, and houses. The future use is unknown; therefore, the general ITE category 'general office' was used to estimate the trips for the proposed zoning. The total square feet of floor area for the three (3) homes is 4,758. For the 'general office' land uses category, average trip generation rates and trip generation equations are both provided. From a review of the trips estimated by the equations, it was concluded that the equations are not appropriate to use for a small size of 4,758 square feet. The average study size in the *Trip Generation* report for 'general office' is approximately 200,000 square feet. The average rates are typically more appropriate for this situation. The maximum rate was chosen for this analysis to provide the trips based on a worst-case scenario. The complete results of the trip generation calculations are attached to this letter. The following table summarizes the trip generation for both the existing and proposed zoning:

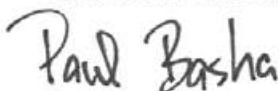
**Trip Generation Comparison**

Land Use	ITE Code	Size	Generated Trips					
			Weekday Daily		Weekday AM Peak Hour		Weekday PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
Existing: Single-Family	210	3 DU	15	14	1	1	2	1
			29		2		3	
Proposed: Office	710	4,758 SF	69	68	25	4	5	25
			137		29		30	

Please call me at (602) 748-1005 extension 209 if you have any questions.

Sincerely,

OLSSON ASSOCIATES



Paul E. Basha, P.E., P.T.O.E.  
Senior Engineer



ATTACHMENT: Trip Generation Calculations



PARCEL ITE LAND USE CATEGORY AND CODE INDEPENDENT VARIABLE SIZE	SINGLE FAMILY DETACHED HOUSING - 210 DWELLING UNIT 3			
		TRIPS		TOTAL
		ENTERING	EXITING	
<b>WEEKDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	348			
AVERAGE SIZE	198			
MINIMUM RATE	4.31	7	6	13
AVERAGE RATE	9.57	15	14	29
MAXIMUM RATE	21.85	33	33	66
STANDARD DEVIATION	3.69			
EQUATION	$R^2 = 0.96$	21	20	41
<b>LARGEST OF AVERAGE OR EQUATION</b>		21	20	41
<b>AM PEAK HOUR ADJACENT STREET</b>		25%	75%	
NUMBER OF STUDIES	271			
AVERAGE SIZE	202			
MINIMUM RATE	0.33	0	1	1
AVERAGE RATE	0.75	1	1	2
MAXIMUM RATE	2.27	2	5	7
STANDARD DEVIATION	0.90			
EQUATION	$R^2 = 0.89$	3	9	12
<b>LARGEST OF AVERAGE OR EQUATION</b>		3	9	12
<b>AM PEAK HOUR GENERATOR</b>		25%	75%	
NUMBER OF STUDIES	334			
AVERAGE SIZE	183			
MINIMUM RATE	0.33	0	1	1
AVERAGE RATE	0.77	1	1	2
MAXIMUM RATE	2.27	2	5	7
STANDARD DEVIATION	0.91			
EQUATION	$R^2 = 0.89$	4	10	14
<b>LARGEST OF AVERAGE OR EQUATION</b>		4	10	14
<b>PM PEAK HOUR ADJACENT STREET</b>		64%	36%	
NUMBER OF STUDIES	294			
AVERAGE SIZE	216			
MINIMUM RATE	0.42	1	0	1
AVERAGE RATE	1.01	2	1	3
MAXIMUM RATE	2.98	6	3	9
STANDARD DEVIATION	1.05			
EQUATION	$R^2 = 0.91$	3	2	5
<b>LARGEST OF AVERAGE OR EQUATION</b>		3	2	5
<b>PM PEAK HOUR GENERATOR</b>		64%	36%	
NUMBER OF STUDIES	352			
AVERAGE SIZE	177			
MINIMUM RATE	0.42	1	0	1
AVERAGE RATE	1.02	2	1	3
MAXIMUM RATE	2.98	6	3	9
STANDARD DEVIATION	1.05			
EQUATION	$R^2 = 0.91$	3	2	5
<b>LARGEST OF AVERAGE OR EQUATION</b>		3	2	5

PARCEL ITE LAND USE CATEGORY AND CODE INDEPENDENT VARIABLE SIZE	SINGLE FAMILY DETACHED HOUSING - 210 DWELLING UNIT 3			
	RATE	TRIPS		SUM
		ENTERING	EXITING	
<b>SATURDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	72			
AVERAGE SIZE	217			
MINIMUM RATE	5.32	8	8	16
AVERAGE RATE	10.09	15	15	30
MAXIMUM RATE	14.72	22	22	44
STANDARD DEVIATION	3.67			
EQUATION	$R^2=0.92$	18	18	36
<b>LARGEST OF AVERAGE OR EQUATION</b>		18	18	36
<b>PEAK HOUR GENERATOR</b>		54%	46%	
NUMBER OF STUDIES	51			
AVERAGE SIZE	224			
MINIMUM RATE	0.50	1	1	2
AVERAGE RATE	0.94	2	1	3
MAXIMUM RATE	1.75	3	2	5
STANDARD DEVIATION	0.99			
EQUATION	$R^2=0.90$	7	7	14
<b>LARGEST OF AVERAGE OR EQUATION</b>		7	7	14
<b>SUNDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	68			
AVERAGE SIZE	221			
MINIMUM RATE	4.74	7	7	14
AVERAGE RATE	8.78	13	13	26
MAXIMUM RATE	12.31	18	19	37
STANDARD DEVIATION	3.33			
EQUATION	$R^2=0.94$	8	7	15
<b>LARGEST OF AVERAGE OR EQUATION</b>		13	13	26
<b>PEAK HOUR GENERATOR</b>		53%	47%	
NUMBER OF STUDIES	50			
AVERAGE SIZE	221			
MINIMUM RATE	0.55	1	1	2
AVERAGE RATE	0.86	2	1	3
MAXIMUM RATE	1.48	2	2	4
STANDARD DEVIATION	0.95			
EQUATION	$R^2=0.86$	13	13	26
<b>LARGEST OF AVERAGE OR EQUATION</b>		13	13	26

PARCEL ITE LAND USE CATEGORY AND CODE INDEPENDENT VARIABLE SIZE	GENERAL OFFICE - 710 1000 SQUARE FEET 4.758			
	RATE	TRIPS		SUM
		ENTERING	EXITING	
<b>WEEKDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	78			
AVERAGE SIZE	199			
MINIMUM RATE	3.58	9	8	17
AVERAGE RATE	11.01	26	26	52
MAXIMUM RATE	28.80	69	68	137
STANDARD DEVIATION	6.13			
EQUATION	$R^2=.80$	64	64	128
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>64</b>	<b>64</b>	<b>128</b>
<b>AM PEAK HOUR ADJACENT STREET</b>		88%	12%	
NUMBER OF STUDIES	216			
AVERAGE SIZE	223			
MINIMUM RATE	0.60	3	0	3
AVERAGE RATE	1.56	6	1	7
MAXIMUM RATE	5.98	25	4	29
STANDARD DEVIATION	1.40			
EQUATION	$R^2=.83$	14	2	16
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>14</b>	<b>2</b>	<b>16</b>
<b>AM PEAK HOUR GENERATOR</b>		88%	12%	
NUMBER OF STUDIES	NA			
AVERAGE SIZE	NA			
MINIMUM RATE	NA	3	0	3
AVERAGE RATE	NA	6	1	7
MAXIMUM RATE	NA	25	4	29
STANDARD DEVIATION	NA			
EQUATION	NA	14	2	16
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>14</b>	<b>2</b>	<b>16</b>
<b>PM PEAK HOUR ADJACENT STREET</b>		17%	83%	
NUMBER OF STUDIES	234			
AVERAGE SIZE	216			
MINIMUM RATE	0.49	0	2	2
AVERAGE RATE	1.49	1	6	7
MAXIMUM RATE	6.39	5	25	30
STANDARD DEVIATION	1.37			
EQUATION	$R^2=.82$	14	71	85
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>14</b>	<b>71</b>	<b>85</b>
<b>PM PEAK HOUR GENERATOR</b>		17%	83%	
NUMBER OF STUDIES	NA			
AVERAGE SIZE	NA			
MINIMUM RATE	NA	0	2	2
AVERAGE RATE	NA	1	6	7
MAXIMUM RATE	NA	5	25	30
STANDARD DEVIATION	NA			
EQUATION	NA	14	71	85
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>14</b>	<b>71</b>	<b>85</b>

PARCEL ITE LAND USE CATEGORY AND CODE INDEPENDENT VARIABLE SIZE	0 GENERAL OFFICE - 710 1000 SQUARE FEET 4.758			
	RATE	TRIPS		SUM
		ENTERING	EXITING	
<b>SATURDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	17			
AVERAGE SIZE	78			
MINIMUM RATE	0.59	2	1	3
AVERAGE RATE	2.37	6	5	11
MAXIMUM RATE	14.67	35	35	70
STANDARD DEVIATION	2.08			
EQUATION	$R^2=.66$	15	14	29
<b>LARGEST OF AVERAGE OR EQUATION</b>		15	14	29
<b>PEAK HOUR GENERATOR</b>		54%	46%	
NUMBER OF STUDIES	10			
AVERAGE SIZE	97			
MINIMUM RATE	0.16	1	0	1
AVERAGE RATE	0.41	1	1	2
MAXIMUM RATE	1.57	4	4	8
STANDARD DEVIATION	0.68			
EQUATION	$R^2=.59$	2	1	3
<b>LARGEST OF AVERAGE OR EQUATION</b>		2	1	3
<b>SUNDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	17			
AVERAGE SIZE	78			
MINIMUM RATE	0.19	1	0	1
AVERAGE RATE	0.98	3	2	5
MAXIMUM RATE	7.33	17	18	35
STANDARD DEVIATION	1.29			
EQUATION	$R^2=.50$	3	2	5
<b>LARGEST OF AVERAGE OR EQUATION</b>		3	2	5
<b>PEAK HOUR GENERATOR</b>		58%	42%	
NUMBER OF STUDIES	10			
AVERAGE SIZE	97			
MINIMUM RATE	0.14	1	0	1
AVERAGE RATE	0.06	0	0	0
MAXIMUM RATE	0.37	1	1	2
STANDARD DEVIATION	0.38			
EQUATION	$R^2=.56$	1	1	2
<b>LARGEST OF AVERAGE OR EQUATION</b>		1	1	2



**4-ZN-2003**  
Camelback Rezone

Attachment #8. Citizen Involvement

This attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

**MINUTES APPROVAL**

May 28, 2003

**COMMISSIONER HEITEL MADE A MOTION TO APPROVE THE MAY 28, 2003 MINUTES AS PRESENTED. SECOND BY COMMISSIONER BARNETT.**

**THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).**

**CHAIRMAN GULINO** stated case 4-UP-2003 has been pulled to the regular agenda. Case 4-ZN-2003 has been pulled from the regular agenda to the expedited agenda.

Chairman Gulino declared a conflict on cases 3-UP-2003 and 4-ZN-2003.

**EXPEDITED AGENDA**

3-UP-2003 (Flickas Cantina) request by Land Development Services, applicant, Richard Funkey, owner, for a conditional use permit for Live Entertainment on a 1 +/- acre parcel located at 2003 N Scottsdale Road with Highway Commercial (C-3) zoning.

**MR. VERSCHUREN** presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

**COMMISSIONER HEITEL MOVED TO FORWARD CASE 3-UP-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO IT MEETS THE USE PERMIT CRITERIA. SECOND BY COMMISSIONER BARNETT.**

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0) WITH CHAIRMAN GULINO ABSTAINING.**

4-ZN-2003 (Camelback Rezone) request by Land Development Services, applicant, Mindy Dow Productions, Andrew Charvoz & George Frances, owners, to rezone from Single Family Residential (R1-7) to Service Residential (S-R) on a 19,950 square feet area located at 7536, 7542 & 7548 E Camelback Road.

**MR. WARD** presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

**VICE CHAIRMAN STEINBERG** inquired if the alleys were designed for the traffic that would be generated for parking S-R zoned lots. Mr. Ward stated there would be a transition for a 16-foot wide alley to a 20-foot wide alley as it is converted to S-R.

**COMMISSIONER SCHWARTZ MOVED TO FORWARD CASE 4-ZN-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECOND BY COMMISSIONER HEITEL.**

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0) WITH CHAIRMAN GULINO ABSTAINING.**

ORDINANCE NO. 3522

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 4-ZN-2003, TO REZONE THE PROPERTY FROM R1-7 (SINGLE FAMILY RESIDENTIAL) TO S-R (SERVICE RESIDENTIAL), ON PROPERTIES LOCATED AT 7536, 7542 AND 7548 E. CAMELBACK ROAD.

WHEREAS, Case No. 4-ZN-2003 has been properly noticed for City Council consideration, pursuant to the requirements of the Zoning Ordinance of the City of Scottsdale and the statutes of the State of Arizona, and the necessary citizen participation process and hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale wishes to amend the comprehensive zoning map of the City of Scottsdale for this Property;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale and showing the zoning district boundaries, is amended by rezoning the Property as shown on the map attached as Exhibit 2 and incorporated herein by reference, from R1-7 (Single Family Residential) to S-R (Service Residential), on properties located at 7536, 7542 and 7548 E. Camelback Road.

Section 2. That the above rezoning is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_ day of August, 2003.

ATTEST:

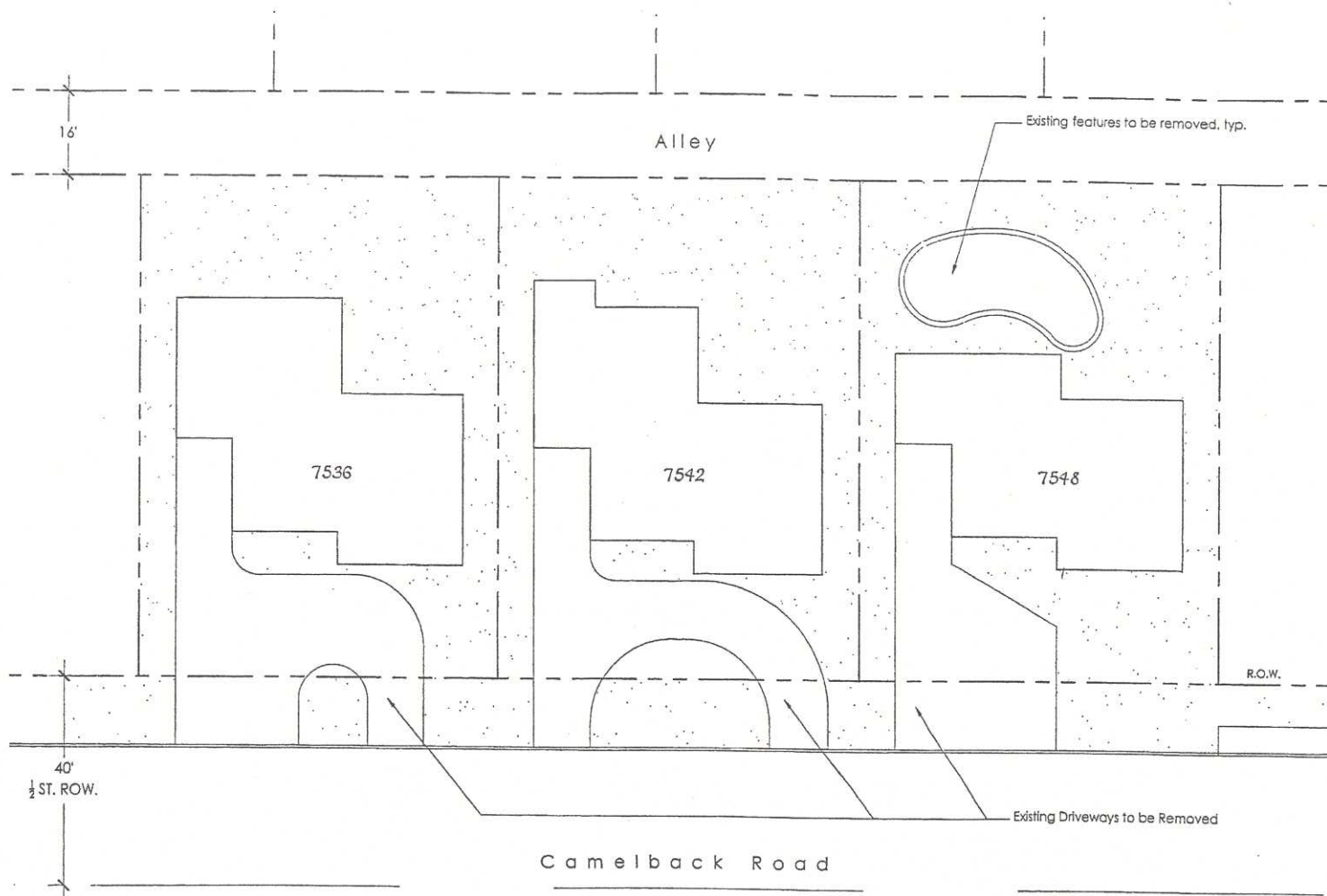
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Sonia Robertson  
City Clerk

By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
C. Brad Woodford  
City Attorney



# **PROJECT DATA**

Location: NWC Camelback and Miller Roads  
 Current Zoning: R1-7  
 Proposed Zoning: SR  
 Proposed Use: Professional Office



## Existing Conditions

## **Camelback Rezoning** Scottsdale, Arizona

prepared for:  
 Land Development Services

0 5 10 20 30 40

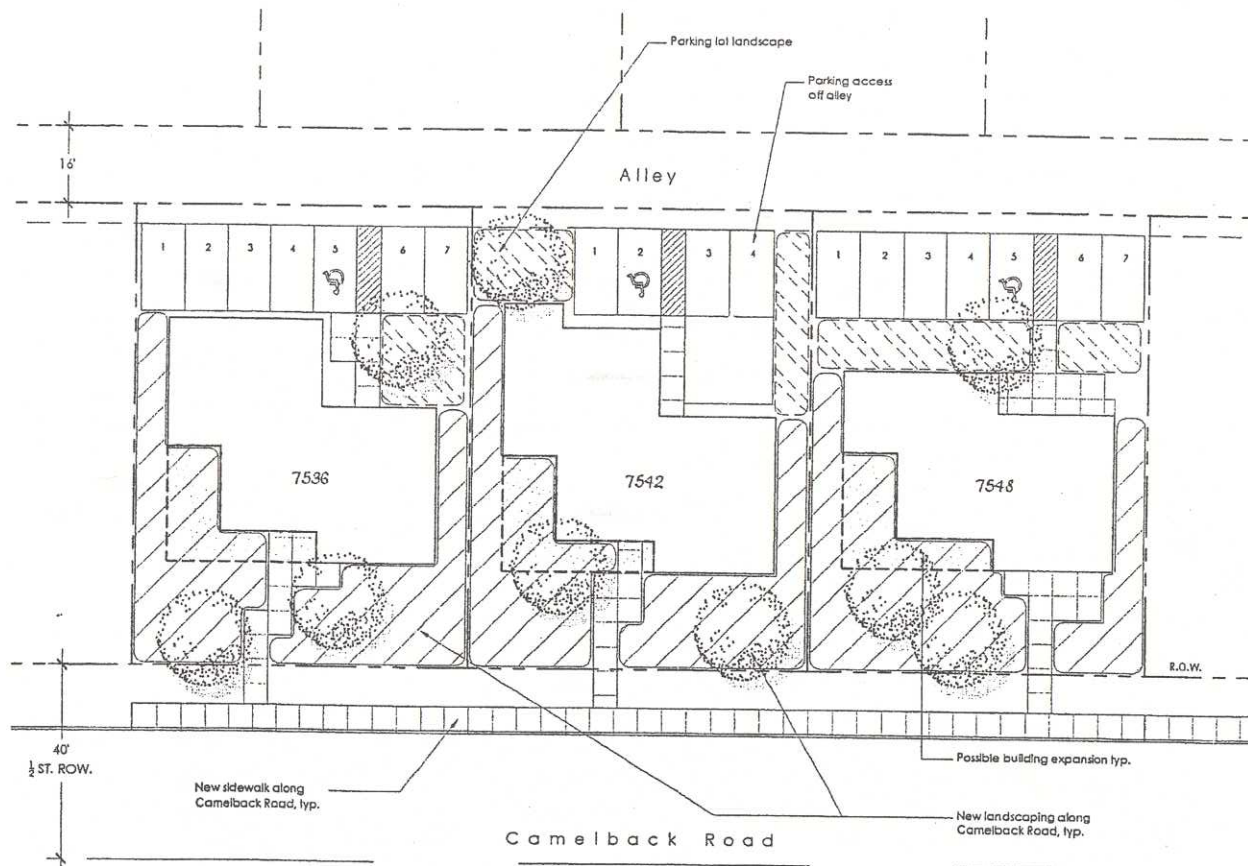


April 21, 2003

## **ATTACHMENT #9**

4/23/03

STUDIO 64110



- LEGEND**
- Parking Area Landscape
  - Open Space
  - Potential Building Expansion

**PROJECT DATA**

Location: NWC Camelback and Miller Roads  
 Current Zoning: R1-7  
 Proposed Zoning: SR  
 Proposed Use: Professional Office

Average Net Lot Size: 6,650 s.f.  
 Average Building Size: 1,585 s.f.  
 Possible Building Expansion Area: 390 s.f. (not inc. in following calculations)

Average Open Space Required:  $6,650 \times .24 = 1,596$  s.f.  $\times 3 = 4,788$  s.f.  
 Open Space Potentially Provided: 5,984 s.f. (all three lots)

Lot 7536, 2,017 s.f.  
 Lot 7542, 1,997 s.f.  
 Lot 7548, 1,970 s.f.

Parking Proposed: 20 spaces (all three lots)  
 Parking Area: 3,510 s.f. (all three lots)  
 Parking Landscape Required:  $3,510 \times .15 = 830$  s.f. (all three lots)  
 Parking Landscape Provided: 1,460 s.f. (all three lots)



*Proposed Site Plan*

**Camelback Rezoning**  
 Scottsdale, Arizona

prepared for  
 Land Development Services  
  
 April 21, 2003

ATTACHMENT #10

4-ZN-2003  
 4/23/03